

**PRELIMINARY AGENDA**  
**03/06//2007 7:00 P. M. CULPEPER COUNTY BOARD OF SUPERVISORS**  
**REGULAR MEETING**

(Agenda and supporting documentation available on  
[www.boarddocs.com/va/ccva/Board.nsf](http://www.boarddocs.com/va/ccva/Board.nsf))

**1. 0 - CALL TO ORDER – 7:00 P.M. - BOARD OF SUPERVISORS' MEETING ROOM**

**2.0 - CITIZEN FORUM -** (Limit to 3 minutes/ends at 7:30 p.m. – The Chairman will call for comments on any item that is not on the agenda)

**3. 0 - AGENDA ADDITIONS AND/OR DELETIONS**

**4. 0 – PUBLIC HEARINGS (S) - NONE**

**5.0 - UNFINISHED PLANNING COMMISSION BUSINESS**

**CASE NO. Z-414-06-1.** Request by Khurram Rashid to rezone 8.387 acres from R-1 (Residential) and C-2 (Commercial) to CS (Commercial Services). The Comprehensive Plan designates this area for Commercial use, but does not specify proposed density. The property is located on Route 3, Route 522 and Route 658 in the Stevensburg Magisterial District. Tax Map/Parcel Nos. 51/87, 87B1.

**6.0 - NEW PLANNING COMMISSION BUSINESS**

**CASE NO. U-2117-06-1.** Request by Swan Family Properties, LLC for approval of a use permit to allow a drive thru use associated with a pharmacy. The property is located on Route 15/29 Business and Route 694 in the Stevensburg Magisterial District. Tax Map/Parcel Nos. 41/72, 72B, 77A.

**7.0 - NEW PLANNING COMMISSION BUSINESS**

**CASE NO. Z-418-06-1.** Request by JKE Management, LLC to rezone 8.9796 acres from RA (Rural Area) to HI (Heavy Industrial). The Comprehensive Plan designates this area as Commercial but does not indicate specific densities. The property is located on Route 15/29 Business in the Stevensburg Magisterial District. Tax Map/Parcel No. 42/12.

**8. 0 – NEW PLANNING COMMISSION BUSINESS**

**BEST BILT HOMES, LLC – 4 LOT SUBDIVISION.** Request by Best Bilt Homes, LLC for approval of a 4-lot subdivision. The property is located off Route 645 in the Cedar Mountain Magisterial District and contains 6.19 acres. Tax Map/Parcel No. 49/371.

**9.0 – NEW PLANNING COMMISSION BUSINESS**

**AMENDMENT TO THE SUBDIVISION ORDINANCE, APPENDIX B OF THE CULPEPER COUNTY CODE.** The Board of Supervisors will consider amendments to Section 613 of the Subdivision Ordinance, adding “spouse” to the list of persons qualifying as immediate family, and reducing the required width of access easements to family divisions from 50 feet to 20 feet.

#### **10.0 – NEW PLANNING COMMISSION BUSINESS**

**SIX-YEAR SECONDARY ROAD PLAN.** The Board of Supervisors will consider the 2007 Six Year Secondary Road Priority List and budget. A resolution approving the budget will be the focus. No new projects will be added to the list at this time.

#### **11.0 - ADJOURNMENT**

#### **12.0 - REPORTS**

The following reports are available for review in the Deputy Clerk's Office:

1. Planning Commission minutes of February 21, 2007
2. Department of Development Quarterly Financial Report – December 2006, January and February 2007
3. Clerk's Monthly Financial Report – February 2007
4. Virginia Lottery Fiscal Year 2006 Annual Report